



House - Mid Terrace (EPC Rating: D) Freehold

GRAIG ROAD, GWAUN CAE GURWEN, AMMANFORD, SA18 1EG

Offers In The Region Of

£105,000

2 Bedroom House - Mid Terrace located in Ammanford

We are pleased to offer for sale this terraced three-bedroom property, located within the small village of Gwaun Cae Gurwen, close to local amenities and approximately 5 miles from Ammanford Town Centre. The accommodation comprises, one reception room, kitchen, utility room and cloakroom on the ground floor, with two bedrooms and a bathroom located on the first floor. Externally, there is a large offset rear garden. The property benefits from gas central heating and uPVC double glazing.

Council Tax Band: A Tenure: Freehold EPC: D64 NO ONWARD CHAIN. Ideal for a first-time buyer or as an investment opportunity,

Ground Floor

With front entrance door leading into...

Lounge

4.09 x 4.60 (13'5" x 15'1")

With two radiators, textured and beamed ceiling, stairs to first floor and two windows to the front.

Kitchen/Diner

3.50 x 4.57 (11'5" x 14'11")

With radiator, range of base units, part tiled walls, textured and coved ceiling, stainless steel one and a half bowl sink unit with mixer taps, electric hob with electric oven below and extractor above, space for automatic washing machine, window to the side and door to the rear.

Rear Porch/Utility Room

2.11 x 2.24 (6'11" x 7'4")

With worktop and door to the side.

Cloakroom

With low level flush WC and pedestal wash hand basin.

First Floor

Bedroom 1

4.05 x 2.26 (13'3" x 7'4")

With radiator and window to the front.

Bedroom 2

2.75 x 2.26 (9'0" x 7'4")

With radiator, hatch to roof space and window to the front.

Bathroom

3.11 x 3.66 (10'2" x 12'0")

With radiator, part tiled walls, airing cupboard housing Worcester wall mounted gas boiler providing domestic hot water and central heating, shower cubicle, low level flush WC, pedestal wash hand basin, panelled bath, extractor fan, coved ceiling and window to the rear.

External

front : Set back from the Main Road.

Rear : Steps leading to large off set rear garden and Side access available through the neighbouring property.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band - A

TENURE

Freehold.

NOTE

All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.

VIEWINGS

By appointment with the selling agents on 01269 597949 or e-mail on ammanford@thomasandthomas-property.co.uk



SOCIAL MEDIA

Follow us on Facebook: Thomas & Thomas Estate Agents

Follow us on Instagram and X: ThomasThomas_EA

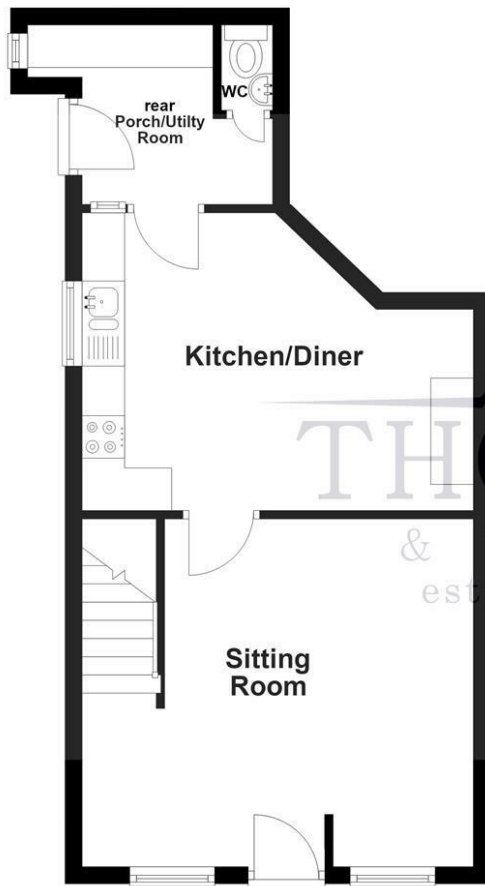
Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel approximately 5 miles to the village of Gwaun Cae Gurwen and the property can be found on the left identified by our For Sale board.



THOMAS & THOMAS ESTATE AGENTS - SALES | 1 COLLEGE STREET, AMMANFORD,
CARMARTHENSHIRE, SA18 3AB

Ground Floor



First Floor

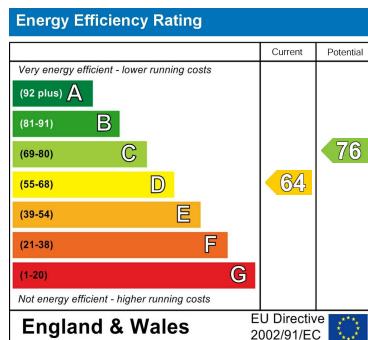


Total area: approx. 71.1 sq. metres (765.3 sq. feet)

Council Tax Band

A

Energy Performance Graph



Call us on

01269 597949

ammanford@thomasandthomas-property.co.uk

<https://www.thomasandthomas-property.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

